

## REAL ESTATE &amp; BUILDING.

## A BUSINESS VIEW OF THE QUESTION OF RENTS IN WASHINGTON.

**If They Are Higher Here Than in Other Cities There is Good Reason for It—The Real Estate Market Unchanged—Building Operations Begin to Fall Off for the Winter.**

There was no marked increase in activity in the real estate market last week. The sales which were made were generally small houses or moderately cheap lots upon which the erection of residences were intended. Little property was sold for speculative purposes and that which changed hands was of a very safe nature. It would seem that the heavy operators had obtained all the property they cared to carry, and knowing their investments to be paying ones, are holding their ownings until the spring advance in prices.

Building operations were correspondingly dull. But sixteen permits were issued and outside of the northwest the amount to be invested in new houses was comparatively little. During the week there were issued sixteen permits covering the erection of twenty-one buildings, aggregating in cost \$81,850. Of the new buildings to be erected, eight will be in the northwest section and will aggregate in cost \$41,500. Only one permit was issued in the southeast section and that was for a stable to cost \$300. In the northeast four buildings will be constructed at a cost of \$6,250; in the southeast, five buildings to cost \$11,700; and in the county three buildings to cost \$2,100.

## RENTS IN WASHINGTON.

## Good Reasons Why They Should Be Higher Than in Other Cities.

The annual influx of strangers that marks the approach of a new session of Congress is now under full headway. Besides the members of Congress many of whom come to the Capital for the first time, there are thousands of others drawn hither by business or social interests, who are gathering in Washington and for several months will make the city their home. A large percentage of the newcomers will live at hotels or in boarding-houses, but another considerable percentage are intent on setting up establishments of their own, some in furnished rooms, others in apartment houses, and still others in separate residences. A large part of the business of real estate men just now consists of providing these newcomers with the sort of rooms, flats, or residences they require. And the real estate man says that they are hearing frequently again the old complaint about the rate of house-rental in Washington, which is compared with rates prevailing in other cities of the same size as Washington and even of larger size. These comparisons are unfavorable to Washington, where it is charged house rent is considerably higher than elsewhere.

"A curious fact about the people who make these complaints," said a real estate man, whose views, as interviews by a HERALD reporter showed, were generally shared by others in the business, "is that they all unite in praising the beauty of the city, its wide, clean, smoothly-paved streets, its many and beautifully kept parks, its splendid public school system, its magnificent public and private buildings, the good order that prevails here, and generally the extraordinary attractions of the city materially and socially as a place of residence. They all unite in this sort of laudatory talk regarding Washington, and can hardly express their pleasure at the prospect of coming to live here."

"In short," the real estate man continued, "they are charmed with all the advantages which residence here affords, and they readily admit that Washington is in every way the most desirable city in America for refined, intelligent people, who are interested in something besides money-making and are fond of good society, to live in. But when they come to the question of rents their enthusiasm cools. They complain that rents are higher than they have been accustomed to pay in other cities, which they have just admitted are not to be compared to Washington in those material and social attractions which make a city desirable as a place of residence. In other words, they recognize all the advantages Washington offers, but they fail to remember that these advantages—broadly paved streets, numerous parks, a model government, splendid public schools, etc.—cost big money to maintain, increase the value of real estate, and have a tendency to make rents a little higher than they are in cities which have not these advantages. They are eager to enjoy the pleasures of life in the National Capital, but they are somewhat reluctant to pay for these pleasures. That's about the size of the matter."

Another factor in the case, which real estate men interviewed by THE HERALD reporter generally pointed out as tending naturally and legitimately to increase the price of real estate and therefore of rent in Washington, was the large number of wealthy people from different sections who have come here of late years to make their home. These people are ready and willing to pay the highest prices for desirable sites on which to build their houses. If they want a particular piece of property they will not let a few thousand dollars more or less stand in the way of getting it. Real estate like everything else is worth what it will bring in the open market, and Washington real estate holders, it was pointed out, would be fools if they didn't get all they could for the property. This feature of the business here has inevitably had the tendency to raise real estate prices generally, especially in the fashionable northwest section; and rents, which are founded on real estate values, have gone up correspondingly.

Then the fact that the population of Washington fluctuates so widely, being largest when Congress is in session and falling off when it adjourns, was indicated as another good cause for some of the difference in the rent rate between this and other cities. Where householders have tenants who will remain all the year round and year after year, they can afford to accept a smaller rental than where their tenants take houses only for a few months, and the houses are liable to remain empty waiting for a new tenant when the old one goes out when Congress adjourns or the hot season sets in. House-owners are obliged to make a fair average rental for the year while their houses are occupied during the busy season.

Another factor in the social economy of Washington, which has a considerable effect, is the scale of wages paid by the Government to its employees. This scale is much higher than prevails in commercial cities and the private business concerns and manufacturers of Washington are forced to approximate it in

the payment of their employees. The effect is also felt in the building trades, where workmen receive a high rate of wages which materially increases the cost of construction.

One real estate dealer said that many clerks in Washington rent houses beyond their means and in order to bring their expenses down they sub-rent rooms. "There is more sub-renting done in this city," he said, "than in any other in the United States."

From the information obtained by THE HERALD it would seem that though rent in Washington may be a little higher than in other cities of equal size, there is very good cause for the circumstance and residents get more for their money than they do elsewhere.

## BUILDING NOTES.

V. C. DeCordy has contracted to build for Mrs. E. P. Selhausen two well finished houses at Nos. 314 and 316 D street southeast at a cost of \$10,000.

W. A. Vaughn will build, from plans drawn by Architect Charles A. Harkness, a handsome three-story and basement brick dwelling at No. 1715 S street northwest for J. C. Pedrick. The front, 33 feet 6 inches wide, will be of pressed brick with a circular bay window. The cost is estimated at \$10,000.

John H. Howlett has a contract with U. H. Ridenour, No. 916 Fourteenth street northwest, to make general repairs and construct a pressed brick front one story high. Cost, \$800.

Theodore F. Levers, No. 616 Massachusetts avenue, will construct to his residence a new front with a bay window, and a third story to the main building and erect a new one-story addition, 16x20 feet, at a cost of \$3,500.

Mrs. C. C. Anderson will add a third story to her residence, No. 1336 Tenth street northwest, and have an entire new front with bay window erected. Cost, \$3,500.

## REAL ESTATE NOTES.

T. Franklin Schneider has sold to W. E. Schneider for \$24,000 subs. 238 and 242, square 156, and to A. R. Muldowney for \$12,000 sub. 246 in the same block. The lots are on Q street, between Seventh and Eighteenth streets northwest, and are each 20x95.50 feet in dimensions.

Crandall Mackey has purchased lot 17, block 5 Trinidad, from A. L. Swartwout for \$4,000.

W. Clarence Duval has purchased for \$17,700 of Edward Wilson the property situated on the southwest corner of Twenty-third and G streets northwest; improved by seven new three-story brick dwellings with stone trimmings.

F. S. Obold has purchased part 10, square 818, fronting 30 feet 6 inches on A street, between Fourth and Fifth streets southeast, from G. W. Gregory for \$4,000.

James Robbins has sold to Eliza Barry for \$13,000 sub. 56, square 66, being 18 feet 7 inches by 70 feet on R street, between Twenty-first street and Florida avenue.

Lot 3, block 34, Columbia Heights, has been sold by J. B. Henderson to C. M. Campbell for \$4,205.

John F. Vogt has sold to Thomas T. Stewart for \$7,300, sub. 194, square 362, being 19x53 feet on Westminster street, between Ninth and Tenth streets.

Lots 26 and 29, Todd & Brown's sub. of Mount Pleasant, have been sold by L. B. Deliker to William B. Simpson for \$15,000.

Subs. 41 and 17, square 43, 100.42x45 feet on Twenty-third street, between F and G streets northwest, have been bought by W. C. Duval from E. Wilson for \$17,700.

T. B. Coulter has sold lots 8 and 9, block 42, Holmead Manor, to H. C. Stewart for \$9,616.

J. P. Taylor has purchased west half lot 79, B's addition to Georgetown, 30x120 feet on Dunbarton avenue, between Thirtieth and Thirty-first streets, from D. M. Cooper for \$4,000.

W. J. Manning has bought of C. Thompson for \$4,800, sub. 227, square 271, 17x75 feet on Thirteenth street, between W street and Florida avenue northwest.

Lot 100, D. and L's sub. of Mount Pleasant, has been sold to Ellen Henriques by J. J. Purman for \$5,887.

Harriet A. Maxwell has sold to L. P. Williams for \$1,500 sub. 205, square 362, being No. 931, Westminster street northwest.

## BUILDING PERMITS.

One two-story frame dwelling, 15x30 feet, lot 42, Monroe street, Anacostia, for John Brazor, to cost \$500.

One two-story brick private stable, 27x30 feet, rear of No. 504 Eighth street northeast, for C. E. Myers, to cost \$1,500.

Two two-story and basement brick dwellings, 14.5x36 feet, Nos. 514 and 516 D street southeast, for Mrs. E. P. Selhausen, to cost \$10,000. V. C. DeCordy, builder.

Two two-story brick dwellings, 13x30 feet, Nos. 2221 and 2223 Seventh street extended, for J. D. Nauck, to cost \$1,600.

One two-story and cellar brick dwelling, 20x30 feet, No. 1801 Thirty-fifth street northwest, for Martha Davidson, to cost \$2,000.

One one-story private stable, 17x14.5 feet, rear of 1118 H street northeast, for C. B. F. Haller, to cost \$250.

Three two-story frame dwellings, 12x7, 12x9, and 12x11 New Jersey avenue southeast, for George and Henry Newman, to cost \$1,700.

One three-story and basement brick dwelling, 23.6x35 feet, No. 1715 S street northwest, for J. C. Pedrick, to cost \$10,000.

One three-story and cellar brick dwelling, 10.6x39 feet, No. 1139 Fifteenth street northwest, for Mrs. S. L. C. Cook, to cost \$4,500. W. A. Vaughn, builder; F. B. Pyle, architect.

One two-story brick private stable, rear of No. 1104 Four-and-a-half street southwest, for Joseph Aiken, to cost \$300.

One two-story brick private stable, 18x20 feet, rear of No. 816 I street northeast, for A. W. Chappel, to cost \$500.

Two three-story and cellar brick dwellings, 18x33 feet, No. 207 and 209 N street northwest, for L. C. Mann, to cost \$8,000.

One two-story and cellar brick dwelling, 19x56 feet, No. 800 Ninth street northeast, for Della Chappel, to cost \$4,000.

One three-story brick livery stable, No. 3289 M street northwest, for R. H. Darns, to cost \$6,000.

One three-story brick dwelling, 18.3x35 feet, on southwest corner of Fifteenth and T streets northwest, for Joshua Pierce estate, to cost \$5,500.

One three-story brick dwelling, 19.5x35 feet, No. 1423 K street northwest, for Joshua Pierce estate, to cost \$5,500.

## REAL ESTATE TRANSFERS.

[Transfers in which the consideration was nominal are not included.]

FRIDAY, NOVEMBER 13.

Ernst Behrens et ux. to Shelton T. Cameron, lots 30 and 31, block 24, Brookland, \$2,900.

Sarah A. Byng to Daniel Johnson, lot in square 20, south of lot 65, old Georgetown, \$1,400.

David M. Cooper to John P. Taylor, west one-half lot 79, Beall's addition to Georgetown, \$4,500.

Sidney A. Enslin et ux. to Francis T. Bowler, south 20 feet of original lot 11, square 693, \$975.

Oregon L. Green et vir A. M. to Julia A. Morgane, lots 104 and 105, square 1, Green's sub., Chichester, \$400.

Oregon L. Green et vir A. M. to Emily C. Lamson, lot 105, square 2, Green's sub., Chichester, \$250.

Edward McCarten et ux. to John M. Gregory, east 26 feet 1 inch of original lot 10, square 894, \$2,686.

Harriet A. Maxwell et vir Clark to Leander P. Williams, lot 205, Schneider sub., square 362, \$7,500.

James J. Purman et ux. to Ellen Henriques, lot 100, Denison et al.'s (trustees) sub., Mount Pleasant and Pleasant Plains, \$5,887.

Thomas J. Sheehan to George T. Staley, lot 123, Arms' sub., square 677, \$1,800.

SATURDAY, NOVEMBER 14.

Eliza Barry et al. to James Robbins, original lot 11, square 1027, \$3,930.

William B. Bonnell et ux. to Jos. N. DuBarry, one-half 2-45 interest in all square 386, \$500.

Richard H. Goldsborough et al. (trustees) to C. C. Glover, land in county containing 70.463.3 feet, \$1,500.

Lida Lightfoot to Baltimore & Potomac Railroad, all square 386, quit claim, \$1,500.

James Robbins et ux. to Eliza Barry et al. lot 55, McLanahan's sub., square 66, with right of way, \$13,000.

T. F. Schneider et ux. to William B. Schneider, lots 238 and 242, Schneider's sub., square 156, \$24,000.

Jos. A. Settle to Oscar M. Bryant, part original lots 25 and 26, square 513, \$2,647.

Charles Thomson et ux. to William J. Manning, lot 237, King's sub., square 1271, \$4,800.

Emma J. Wex et vir Henry to Lina Betz, south one-half lot 31, Todd et al.'s sub., square 465, \$1,400.

John B. Wiltberger et ux. to Matilda Miller, part lot 8 and part lot 7, Wiltberger's sub., Chillum Castle Manor, \$1,000.

MONDAY, NOVEMBER 16.

J. T. Arms and J. E. Benton to Charles T. Wood, sale for default, part lot 13, square 154, subject to trust of \$4,000, \$2,625.

William H. Campbell et ux. to Charles F. Boss, lots 206 and 207, Billings et al.'s sub., square 1004, \$1,200.

Mary C. Cook to A. M. McLachlan, part lot 15, square 570, 16 feet on A street, \$3,000.

Thomas B. Coulter et ux. et al. to H. Clay Stewart, lots 8 and 9, block 42, Holmead Manor, \$9,616.

Samuel A. Drury to Alexander G. Leonard, south 16 feet 8 inches of lot 10, block 18, Todd & Brown's sub., Mount Pleasant and Pleasant Plains, \$200.

James W. Duval et ux. to Frederick A. Beyer, lot 118, Shallenberger's (trustee) sub., square 753, subject to trust of \$2,500, \$4,800.

William H. Ely et ux. to Thornton A. Jackson et ux. lot 130, Smith's sub., square 200, \$25.

George W. Gregory et ux. to Francis S. Obold, part lot 10, square 518, 30 feet 6 inches on A street, \$4,000.

Charles E. Hinsley et ux. to Chauncey H. Remington, lot 29, block 14, Takoma Park, \$250.

Minnie Parker et vir Ely to John Miller, all of square east of 547, subject to trust of \$3,000, \$3,750.

Helen K. Pearl to Mary E. Dowling, lot 22, block 31, Brookland, \$750.

William W. Phelps et ux. to J. B. G. Custis, part square 135, 41.836 feet on O street, \$9,329.

Charles Schneider and Louis Kettler to Ellen A. Watson, sale for default, lot 731, Duval's sub., Untontown, \$2,850.

T. F. Schneider et ux. to Alex R. Mulbrony, lot 240, Schneider's sub., square 156, \$12,000.

George A. Shallenberger et ux. to James N. Duval, lots 118 to 122, inclusive, Shallenberger's sub., square 753, \$8,000.

A. L. Swartwout et ux. to Crandall Mackey, lot 17, block 5, Trinidad, \$4,000.

Abram L. Swartwout et ux. to Isabel W. and Annie F. Bulkley, lot 7, block 43, Holmead Manor, \$2,565.

E. J. Stellwagen and W. E. Edmonston, trustees, to District of Columbia, part of the land of late G. E. Moore, condemned for extension of T street, \$374.

George F. Williams, trustee, to James H. Hanback, lot 32, Beall et al.'s sub., block 8, Trinidad, \$749.

George F. Williams, trustee, to Charles J. Hanback, lot 31, Beall et al.'s sub., block 8, Trinidad, \$749.

Edward Wilson to W. C. Duval, lots 11 to 17, Wilson's sub., square 43, \$17,700.

TUESDAY, NOVEMBER 17.

Sarah C. Ashton et vir William H. to Annie A. Ashton, lot 177, Threlkeld's addition to Georgetown, subject to trust of \$4,000, \$1,000.

Jos. Anthony et ux. to Andrew Schwartz, east one-half lots 90 and 91, Anthony's (trustee) sub., square 445, 57 1/2 feet on Marion street, \$4,000.

Charles S. Domer to Elizabeth F. Caldwell, lot 49, Pierce et al.'s sub., square 307, subject to trust of \$3,000, \$5,500.

Fannie K. Fox to Louisa Lansburgh, wife of Gustave, lot 18, Davidson's sub., square 216, \$4,600.

Louis Ferrell et ux. to David B. Gottewals, lot 15, block 5, Le Droit Park, subject to trusts of \$1,500, \$3,000, and \$1,700, \$8,700.

Kate Goodman et vir Emil to Mary A. Lamb, part lots 30 and 31, square 1036, 25 feet on south side of I street, \$1,270.

David B. Gottewals et ux. to Louis C. Ferrell, west 17 1/2 feet of lot 18, and lots 19 and 20, Washington Brick Machine Company's sub., square 1063, \$11,700.

Katherine Kirkwood et vir Horace B. to Olive B. Stewart, lot 127, Brown's sub., Mount Pleasant, \$3,700.

Pacific P. Mullett to Aaron Straus, sub-lots 31 to 39, inclusive, square 14, \$19,565.

Willis L. Moore et ux. to Frank M. Kiggins, lot 132, Smith's sub., square 206, \$4,500.

William Niedfeldt to Frederick Niedfeldt, part lot 27, square 516, being 920 Fourth street northwest, \$350.

Thomas B. Orme et ux. to John F. Crews, lot 46, Orme's sub., square 358, \$2,575.

Isabella Roman et vir Richard, to Pinkney B. S. Pinchback, lot 18, block 40, north

grounds Columbia University, subject to trust of \$3,150, \$4,712.

Catherine A. Williams to Octavia J. Williams, part square 370, 17 1/2 feet on L street, \$4,000.

WEDNESDAY, NOVEMBER 18.

J. T. Arms et ux. to James J. O'Connor, lot 89, Waldron's sub., square 640, \$3,400.

Ira J. Baker et ux. to John T. English, lot 16, block 27, Langdon Park, \$750.

David W. Brown et ux. to Edward J. Adams and Henry L. Strang, west 16.07 feet of lot B, all of lots C, D, and E, block 143, and lots F and G, block 144, Burleigh, \$6,988.

Silas C. Clark et ux. to Florence M. Clark, north part lot 3, square 921, 67 feet 10 inches on A street, \$100.

Joseph A. Goldstein to Ella Tallafiero, wife of William G., lot 13 and part lot 14, section 8, Barry Farm, \$2,300.

James B. Henderson to Charles M. Campbell, lot 3, block 34, Columbia Heights, \$4,205.

John H. Lewis et ux. to Thomas A. Cannan, lot 113, Washington Brick Machine Company's sub., square 1003, subject to trust of \$1,200, \$3,700.

Mary C. Medlin et vir W. D. to Samuel W. Connor, all interest in part lot 40, square 732, 16 feet on Carroll street, \$100.

John F. Vogt et ux. to Thomas T. Stewart, lot 104, Schneider's sub., square 362, \$7,200.

THURSDAY, NOVEMBER 19.

Marla L. Breedin to Harriet A. Maxwell, lot 19, block 8, Washington Heights, subject to trust of \$1,375, \$3,750.

F. T. Browning and M. J. Colbert to Charles P. Stone, sale under equity, lot 5, Haley's sub., square 306, \$3,825.

Frances A. Burkenham et vir Frank M. to Jos. D. Burns, lot 174, Walker's sub., square 861, subject to \$1,773, \$2,900.

George H. Davis et ux. to Wilhelmina C. Hartman, south 17 feet 3/4 inches on Twenty-first street of original lot 13, square 100, with right of way, \$4,100.

Marla H. Elwell to Freeman H. Mott, lot 22, block 36, Columbia Heights, \$3,000.

John H. Jackson to Ellen A. Moss, part of lot 3, section 9, Barry Farm, 46 feet on Nichols avenue, \$75.

Louisa and Cornelia Johnston to Stafford Parker, east 1/4 lot 14, square 583, \$500.

Almira Jones, trustee, to F. J. Shadd, lot 12, block 4, Edingham Place, \$1,500.

Edwin F. Jones et ux. to Annie L. Chestnut, lot 21, Partello's sub., square 333, \$4,500.

Maria A. Meyers et vir John G. to Nettie B. Meyers, part of Peter's Mill Seat, with use of alley, \$1,000.

Rosa L. Partello et vir William Z. to John H. Howlett, lot 180, Partello's sub., square 445, with right of way, \$4,852.

James H. Richards to James K. Dewey, lot 191, Richard's sub., square 861, \$3,100.

John H. Richards to Peter W. Blazer, lot 193 in above sub., square 161, \$3,100.

M. N. Richardson et ux. to Marla L. Breedin, lot 19, block 8, Washington Heights, \$3,750.

Charles P. Stone to Louis P. H. Davis, lot 5, Haley's sub., square 306, \$3,950.

I. and B. Leonard Williamson to Archibald R. Dick, sale under equity, lot 36, Hall's sub., square 264, \$4,625.

## REAL ESTATE VALUES.

Determined by the Assessor's Annual Report—Recommendations Made.

The annual report of Assessor Trimble, covering the operations of his office for the fiscal year ending June 30, 1891, was submitted to the Commissioners on Friday. A table shows the assessed value of the taxable real estate in the District for the fiscal year ending June 30, 1892, to be as follows:

Taxable on land, \$64,857,934.00; taxable on improvements, \$82,125,650.00; total, \$146,983,584.00. Georgetown—Taxable on land, \$2,698,476.00; taxable on improvements, \$2,984,200.00; total, \$5,682,676.00. County—Taxable on land at \$1.50, \$3,006,150.00; total, \$3,486,794.00. Taxable on land at \$1, \$3,014,034.00; taxable on improvements at \$1, \$914,250.00; total, \$3,928,284.00. Total assessed value of real estate, \$145,481,278.00. Personal property—Washington, \$11,146,341.00; Georgetown, \$558,834.00; county, \$121,015.00; total, \$11,826,190.00. Total assessed value of real and personal property in the District of Columbia on July 1, 1891, \$157,307,468.00. Amount of tax for 1891-'92: Washington at \$1.50, \$1,805,753.76; Georgetown at \$1.50, \$525,240.14; county at \$1.50, \$142,301.01; county at \$1, \$339,282.84. Total real estate tax, \$2,612,577.75. Personal